003.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,018,100	/	1,018,100
USE VALUE:	1,018,100	/	1,018,100
ASSESSED:	1,018,100	/	1,018,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TERSAKIAN ANJEL
Owner 2:	M/T INVESTMENTS LIMITED
Owner 3:	
Street 1:	215 N. FEDERAL HWY STE 1
Street 2:	
Twn/City:	BOCA RATON
St/Prov:	FL Cntry: Own Occ: N
Postal:	33432-3928 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 3843 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4610.000	566,400	5,100	446,600	1,018,100
Total Card	0.106	566,400	5,100	446,600	1,018,100
Total Parcel	0.106	566,400	5,100	446,600	1,018,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 264.92 /Parcel: 264.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	566,400	5100	4,610.	446,600	1,018,100		Year end	12/23/2021
2021	105	FV	541,400	5100	4,610.	446,600	993,100		Year End Roll	12/10/2020
2020	105	FV	541,600	5100	4,610.	446,600	993,300	993,300	Year End Roll	12/18/2019
2019	105	FV	417,800	5100	4,610.	474,600	897,500	897,500	Year End Roll	1/3/2019
2018	105	FV	417,800	5100	4,610.	346,100	769,000	769,000	Year End Roll	12/20/2017
2017	105	FV	368,000	5100	4,610.	301,500	674,600	674,600	Year End Roll	1/3/2017
2016	105	FV	368,000	5100	4,610.	256,800	629,900	629,900	Year End	1/4/2016
2015	105	FV	329,500	5100	4,610.	251,200	585,800	585,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 218

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	976-159		10/1/1983		20,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/27/2007	628	Redo Bas	20,000			G9	GR FY09	re-do basement for
6/24/2004	567	Porch	3,500					replace 1st floor

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4610		Sq. Ft.	Site		0	80.	1.21	1									446,639						446,600	

Total AC/HA: 0.10583 | Total SF/SM: 4610 | Parcel LUC: 105 Three Fam. | Prime NB Desc: ARLINGTON | Total: 446,639 | Spl Credit: | Total: 446,600

PRINT

Date	Time
12/29/21	18:12:05

LAST REV

Date	Time
09/20/19	11:56:00
mmcmakin	

User Acct: 2188

GIS Ref:

GIS Ref:

Insp Date: 08/31/17

!218!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	2188
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	white		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00246727
Const Adj.:	0.97029907
Adj $ / SQ:	175.085
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	769550
Depreciation:	203161
Depreciated Total:	566389

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

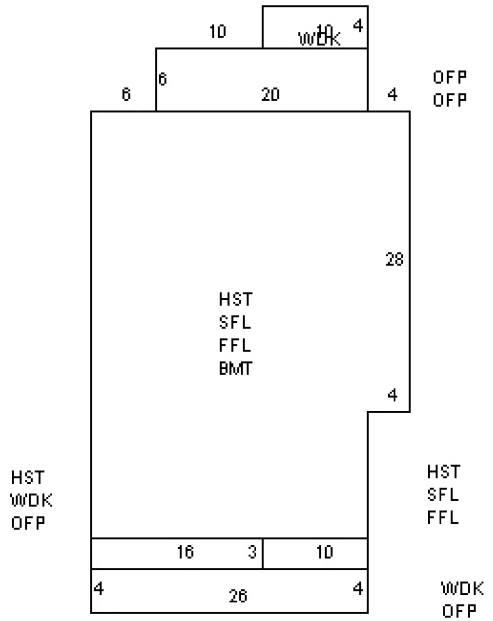
No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.08
Special Features:	0	Val/Su Net:	120.13
Final Total:	566400	Val/Su SzAd	190.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,182	175.080	206,950
SFL	Second Floor	1,182	175.080	206,950
BMT	Basement	1,152	78.130	90,008
HST	Half Story	615	175.080	107,677
OFP	Open Porch	392	20.090	7,877
WDK	Deck	192	10.880	2,088

	Net Sketched Area:	4,715	Total:	621,550	
Size Ad	2979	Gross Area	5330	FinArea	3843

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100